

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
AUGUST 10, 2011 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Bryan Haza (President), Dave Hayward, Roger Lang, John Hatter, Ann DeVore, Dick Gaynor, Dave Fisher, Ryan Brand, Bryan Schroer, Tom Wetherald and Tom Finke (Bartholomew County Liaison).

Members Absent: Dave Bonnell.

Staff Present: Jeff Bergman, Heather Pope, Rae-Leigh Stark, Thom Weintraut, Sondra Bohn, Derek Naber, Trudi Smith, Sherrie Grable and Alan Whitted (City Attorney).

CONSENT AGENDA

Minutes of the July 13, 2011 meeting (Approval and Signing).

Bartholomew County Humane Society Conditional Use Filing Fee Waiver Requested.

Ms. Cheryl Zuckschwerdt and Ms. Kim Showalter represented the petitioner.

Ms. Zuckschwerdt stated they were requesting a waiver of the fee of \$200 for re-filing a Condition Use approval from the City of Columbus Board of Zoning Appeals. She stated that due to economic conditions they have had to postpone building the new shelter within the time allotted by the zoning regulations and would need to refile their application. Ms. Zuskshwerdt stated they are requesting a waiver of the fee as a not-for-profit charity.

Motion: Mr. Hayward made a motion to approve the Consent Agenda with two corrections on the minutes on page 2 and 4. Ms. DeVore seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

General Resolution 2011-04 (Zoning Ordinance Maintenance Revisions) – a resolution approving the changes made by the City Council in its adoption of the 2011 maintenance revisions of the Columbus and Bartholomew County Zoning Ordinance for the jurisdiction of the City of Columbus.

Mr. Bergman presented the background information on the request.

Mr. Bergman stated that the Bartholomew County Plan Commission had a discussion at their meeting last month regarding trash enclosures.

Mr. Bergman stated that the changes that are before the Plan Commission now are a revision to the previous materials with regards specifically to trash enclosures. He stated the revisions provide some examples of appropriate enclosures and add some language that does not confine the choices to the examples. Mr. Bergman stated that it specifically calls out the item that is to be avoided, which is the chain link fence with plastic slates. He stated it adds an exemption for agricultural uses. Mr. Bergman stated the Bartholomew County Plan Commission approve these changes and sent a favorable recommendation to the Bartholomew County Commission as written.

Mr. Bergman stated that staff would recommend approval and sending a favorable recommendation to City Council.

Mr. Haza opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Haza closed the meeting to the public.

Motion: Mr. Lang made a motion to send a favorable recommendation to the City Council on **General Resolution 2011-04 (Zoning Ordinance Maintenance Revisions)**. Ms. DeVore seconded the motion and it carried with a vote of 10-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-11-03: Human Services – a request by Human Services, Inc. to rezone 3.6 acres from RS3 (Single-family Residential) to P (Public/Semi-public Facilities). The property is the current location of The Ridge Church located at 51, 123 and 125 North Brooks Street.

Mr. Haza stated this would automatically be continued to the September 2011 meeting due to an error in advertising.

PUDF-11-03: Sam's Club – a request by Sam's Club to amend The Columbus Crossing Final PUD to allow the installation of new cart corrals. The property is located at 2715 Merchant's Mile in the City of Columbus.

Ms. Pope presented the background information on this request.

Mr. Bryan Lorenz represented the petitioner.

Mr. Lorenz stated that this project had been put on hold previously and he would like to get some specific feedback that the Plan Commission would want to see at this site. He stated he wanted to take some ideas back to his clients and then present some new designs for their review that meets the standards of the Columbus Crossing PUD.

Mr. Lorenz stated he had provided some pictures to the Plan Commission and would like to know the level of detail that the Commission would like to see. He stated they would like to submit something more formal at the next meeting for the covered cart corrals.

Mr. Wetherald asked if blue canvas roof would be better to change out, rather than metal. Mr. Lorenz stated they would prefer to go with the corrugated metal. Mr. Lorenz stated that a metal roof could be painted with a color on top and the poles painted to match the building.

Ms. DeVore asked if most of these examples were the ones presented to the Plan Commission before. Mr. Lorenz stated yes. Mr. Wetherald stated it was his opinion that the canvas roof cover would be better than the metal one. Mr. Lorenz stated they could do that if the Commission wanted that type of covering. Mr. Wetherald stated it was his opinion that the ones they were proposing looked like a small barn.

Ms. Devore asked if Kroger applied for a permit to install their cart corrals. Mr. Bergman stated no, the reason Sam's is being reviewed is its location in the Columbus Crossing PUD. He stated the PUD is written with language regarding quality design, but does not go into a lot of detail. He stated the Plan Commission has the authority to review the plan. Mr. Bergman stated there is a Users Guild that is available to potential applicants in the PUD and gives some past examples of the Plan Commission's decisions.

Mr. Lorenz stated some of the cart coral examples were pulled from the internet and he did not know who manufactures them. He stated that most cart corrals that they had submitted had corrugated metal roofing. Mr. Gaynor asks what the difference was in the metal and the canvas roofs. Mr. Lorenz stated that the corrugated metal roof would hold up much better than canvas. He stated the paint is fabricated into the metal.

Ms. DeVore stated it was her opinion that the corrugated metal looked like a chicken coop.

Mr. Lorenz asked the members what they would like the cart corrals to look like. Ms. Devore stated she did not like the design of the corrugated roof. Mr. Wetherald stated the metal could be ordered already made and has it extending downward to decorate the roof on the sides. Ms. DeVore stated she liked the looks of the red cart corral that was shown as an example.

Mr. Fisher stated that what is being shown at this meeting is what was unsatisfactory two years ago. He stated it was his opinion that these examples look cheap and the objective relative to the entrance to the City is to look aesthetically pleasing. Mr. Fisher stated the example with the red roof that has poles that are not round metal columns is different. Mr. Fisher stated it looks more expensive than the other ones. He stated it does look like pipes that have been stuck in the ground with a tin roof put over it. Mr. Fisher stated he expected to see something like the red example and with some color on it to match the building.

Ms. DeVore stated this is Columbus, Indiana and we do expect something unexpected and something unforgettable, especially at the entrance to the City.

Mr. Brand stated there is a difference between standing seam metal and corrugated metal. He stated standing seam metal is great; it is nice and has a good look to it. Mr. Brand stated the corrugated metal is chicken coop metal. Mr. Bergman stated that the color is also important when designing the cart corrals. Mr. Wetherald stated it should match the building. Mr. Lorenz stated they would try to design something that matches the color scheme of the building.

Mr. Haza opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Haza closed the meeting to the public.

Mr. Lorenz requested a continuance to the next Plan Commission meeting in September 2011 so he could bring back some new designs. Mr. Bergman stated if they need more time the staff would need a letter by September 4, 2001 requesting to be continued to the October 2011 meeting. Mr. Lorenz stated he would be in contact with the staff.

Motion: Mr. Fisher made a motion to approve the request for the continuance and the following guidance for the new covered cart corrals; (1) Eliminate the all silver color scheme, (2) No corrugated roof material, (3) No round pipes and (4) A standing seam roof would be acceptable. Ms. DeVore seconded the motion and it carried with a vote of 10-0.

DISCUSSION ITEMS

State Street Corridor Plan Steering Committee Membership.

Mr. Weintraut presented the background information on this item.

Mr. Weintraut stated there was previously a plan put together by the businesses and residents along State Street. He stated the plan encompassed an area along State Street beginning with Marr Road as an eastern gateway and extending to Haw Creek on the west. Mr. Weintraut stated that the plan highlighted a need and desire for the area to rediscover the unique neighborhood character and former commercial qualities of State Street. The State Street Revitalization Plan provided a vision for the future and a plan of action.

Mr. Weintraut stated with the recent completion of the Central Avenue Corridor Plan there is interest in also adopting a plan for the State Street area. He stated the Planning Department staff would recommend to the Plan Commission that an advisory group be assembled to update the State Street Plan and prepare it for possible adoption as an element of the Comprehensive Plan.

Mr. Weintraut stated that he had handed out before the meeting a list of possible recommendations for the State Street advisory group. He stated any other suggestions would be welcome.

Ms. DeVore stated that some of these people listed had been part of the original State Street Plan. She stated Priscilla Scalf had served on the original committee.

Mr. Wetherald asked why people were on the list that do not have businesses located on State Street. Mr. Weintraut stated that the Yellow Brick Road was on State Street. He stated that the previous plan had business owners and residents that were interested in the area.

Mr. Fisher asked what the ultimate goal would be when this study group is finished. Mr. Weintraut stated there would be some recommendations and what uses might be appropriate along the corridor. He stated they would be looking at the previous plan and see what needs to be updated.

Mr. Fisher asked if the publication of this project would send a message to the community that something was going to happen. Mr. Weintraut stated that when something happens along the corridor this plan would be a guide similar the Central Avenue Corridor Plan. Mr. Fisher stated since he had lived in Columbus there have been numerous plans published for State Street. He stated they have ended up on a shelf and are not heard from again. He stated it was his opinion that the Plan Commission needs to know what results this study is going to produce and it should be handled in a way that does not raise expectations that are out of reach.

Mr. Bergman stated that one of the issues with the previous plan was that it was never adopted. He stated when the City Council or the Plan Commission is considering some development

along the State Street Corridor the plan has no official standing. Mr. Bergman stated the difference that this project would make over the previous versions is to actually develop the plan as the long-term land use vision and adopt it as an official policy guide.

Mr. Lang asked what could come of this project. Mr. Haza stated there are several issues that need to be resolved in that area. Mr. Wetherald stated they have to follow the rules and there is not much you can do on State Street when developing the property. Mr. Hayward stated there are many angles with the streets and driveways that cause all kinds of different shaped properties that are difficult to develop.

Mr. Wetherald stated the state had just redone the State Street. Mr. Bergman stated that the road is not a topic in the plan. He stated it is a plan how to address land use issues on private properties along the corridor. Mr. Bergman stated there is the need to look at how to assemble properties that can be redeveloped and look at zoning that exists currently.

Mr. Fisher asks if the plan would address these issues. Mr. Weintraut stated they would be looking for those types of recommendations from the steering committee and would be having public open houses for input. He stated everyone along the corridor would be invited to participate and to play a role in the development of the plan.

Mr. Bergman stated the intent is to complete the project in-house, so there would not be consultants involved and no extra cost involved. He stated the schedule would be variable, because the first priority is reviewing development requests as they come into the office.

Mr. Bergman stated there was a realization by people that with the most recent document the lack of adoption was an issue. He stated one of the key issues that happened was when the Kennedy Trailer Park was rezoned to commercial. Mr. Bergman stated there was an attempt to apply some of that content from that plan and it could not be done because there was no official standing.

Mr. Bergman stated it was also important to have additional public input as things have changed since the last plan.

Mr. Bergman stated he would like to table this until next month for the staff to create a written scope for the project.

Mr. Hayward stated there should be some Bartholomew County representative included, as they own property in the area. Mr. Hayward stated it was his opinion that it would be important to have a current plan when things do start happening there.

Ms. DeVore stated that she had attended a large meeting at Columbus East High School over ten years ago and there was a presentation of a detailed plan of the State Street area. She stated there was a historical area that they wanted to preserve and restore called the Guthrie Trail.

Mr. Bergman stated they have the plans and some of the content may be reusable. Mr. Bergman stated there might be more land uses issues along State Street, than there were on Central Avenue. He stated there are some barriers along State Street with the shape of the parcels, redevelopment, access and setback issues that need to be addressed.

Mr. Fisher stated some property owners or business owners rather than tenants should be

involved in the committee.

Mr. Bergman stated at the next meeting staff would also update the committee recommendations. Mr. Hatter suggested Cummins, Dorel and Bartholomew County be added to the list.

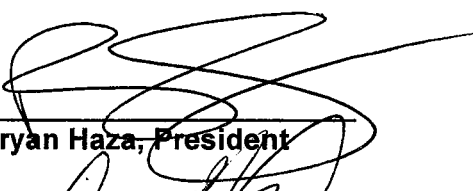
Mr. Bergman stated the flood study committee would meet for the first time August 15, 2011 at 6:00 p.m. in the Meeting Hall. He stated it would be an organizational meeting and Mr. Weintraut will be giving an overview of what the current regulations are.

Mr. Bergman stated the City has launched a new web site and he encouraged members to visit the Planning Department site.

DIRECTOR'S REPORT

LIASION REPORT

ADJOURNMENT: 5:20 p.m.



Bryan Haza, President

Dave Hayward, Secretary